

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza
Zoning Board of Appeal Meeting Agenda
Monday, August 13, 2018
7:05 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. ACCEPTANCE OF AGENDA
4. PUBLIC HEARING – SIDE YARD SETBACK: 962 LOCHMOOR
 - A. Letter 06/13/18 – Badrak Design Group, Inc.
 - B. Application to the Zoning Board of Appeals
 - C. Building Permit application – Zoning Compliance and Plan Review 06/06/18
 - D. Memo 08/06/18 – Building Official
 - E. Memo 07/18/18 – Director of Public Services
 - F. Site Plans 06/06/18 (3)
 - G. Affidavit of Property Owners Notified
 - H. Affidavit of Legal Publication 07/26/18
 - I. Aerial Views (2)
5. IMMEDIATE CERTIFICATION OF MINUTES
6. NEW BUSINESS
7. ADJOURNMENT

Lisa Kay Hathaway, CMMC/CMC
Acting City Administrator/City Clerk

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD THE BOARD HAVE QUESTIONS REGARDING YOUR REQUEST

ZONING BOARD OF APPEALS
ADMINISTRATIVE MEMO
August 9, 2018

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of (Agenda Date)

- Item 3 ACCEPTANCE OF THE AGENDA Prerogative of the Zoning Board of Appeals that all items on tonight's agenda be received, placed on file, and taken in order of appearance.
- Item 4 PUBLIC HEARING – SIDE YARD SETBACK: 962 LOCHMOOR Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request. Close the Public Hearing.

The Petitioner, Robert Allaer, is proposing to construct a 2-car attached garage on the west side of his home. The Building Official, in his memo dated August 6, 2018, has denied a permit indicating that the Petitioner's request is non-compliant with Section 50-209(f) Schedule of Regulations for the R-1A District, as the garage would encroach onto the required side-yard and aggregate side-yard setbacks:

- Side-Yard Setback: 10' is required, 6'10" is proposed. A 3'2" variance would be required;
- Aggregate Side-Yard: 25' is required, 22'10" is proposed. A 2'2" variance would be required.

According to the Petitioner's Architect's correspondence dated June 13, 2018, the following were considered when choosing a location for the proposed garage:

1. The selected position allows for the new garage to encapsulate the existing house entrance at the existing driveway for access between the existing house and new garage;
2. The selected position allows for full use of the existing attached garage bays;
3. The selected position is least obtrusive to the owner's site as it does not extend beyond the existing rear of the building, and does not systematically affect building functions at the 2nd floor level, as the window of the new garage roof will block a second window in a second floor bathroom;
4. This position does not block the existing window to the kitchen that is located on the west rear side of the house, or require relocation of the air conditioning condensers;
5. The position of the new attached garage does not cause a proximity issue to other structures on this site or the neighbor immediately to other structures either on this site, or to the neighbor immediately to the west as that neighbor's house is located nearest their west property line.

The lot is 17,820 sq. ft. upon which a 2-story, 3,008 sq. ft. home rests. The Building Official states the side-yard is unique as the adjacent home at 986 Lochmoor is 67' away from the proposed construction.

The Building Official states the proposal would meet the variance standard for finding of a practical difficulty as outlined in Sec. 50-149 – Variance Standards of the City Code, as follows:

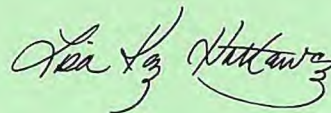
1. The subject property is unique as the existing side-yard for the property adjacent to this requested variance is approximately 67';
2. The proposal to attach the garage will not alter the character of the neighborhood as it will help it fit in better with the surrounding area. The garage height will be the same as the current gable on the existing garage, so the overall character of the house will remain the same. The petitioner is unable to construct the proposed garage without substantial alterations to the existing house and garage without the requested variance.
3. The proposal is in accordance with the general purposes and intent of the zoning ordinance. The intent of the side yard and aggregate setback requirements is to provide for consistent building lines within a neighborhood and to provide for adequate separation between homes. The proposed detached garage with a 6'10" side yard will not be noticeable or create an anomaly within the neighborhood.

Prerogative of the Zoning Board of Appeals as to action taken.

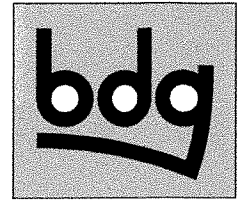
Item 5

IMMEDIATE CERTIFICATION OF MINUTES

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lisa Kay Hathaway".

Lisa Kay Hathaway
Acting City Administrator/City Clerk



bdrak design group, inc

336 Ridge Road
Grosse Pointe Farms, MI 48236
p/f: 313 343 0597
e: bdrakdesigngroup@comcast.net

Zoning Appeal: Side Yard Setback

Project: **962 Lochmoor**
Date: **June 13th, 2018**

This written response is for a request for zoning variance of the minimum side yard and total side yard setbacks for the above mentioned property as a result of denial of plan review application for new attached garage.

Zoning of existing property: R-1A
Minimum side yard setback: *10ft
Minimum total yard setback: *25ft
Minimum front yard setback: *40ft

*Per schedule of regulations Section 50-209(f) of the Zoning Ordinance

Existing side yards: 30ft on West side of property, 16ft on East side of property
Existing total yard setback: 46ft
Existing front yard setback: 40ft

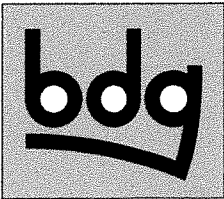
Proposed new side yard at new attached garage: 6'-10" (requesting variance of 3'-2")
Proposed total side yard (6'-10" + 16'-0"): 22'-10" (requesting variance of 2'-2")

Request:

Client is requesting a new attached 566sf two car garage to be located in existing 30ft West side yard. The new garage is 23'-2" wide from the existing building which would leave 6'-10" of space to the west property line. This west property line has an existing 4ft high brick masonry wall with stone cap. This masonry wall appears to be 1" from the property line. The position of this attached garage was selected for a number of reasons:

- a. The selected position allows for the new garage to encapsulate the existing house entrance at the existing driveway for access between the existing house and new garage.
- b. The selected position allows for full use of the existing attached garage bays.
- c. The selected position is least obtrusive to the owners site as it does not extend beyond the existing rear of the building, and does not systematically affect building functions at the 2nd floor level as the window the new garage roof will block is a second window in a second floor bathroom.
- d. This position does not block the existing window to the kitchen that is located on the west rear side of the house, or require relocation of the air conditioning condensers.
- e. The position of the new attached garage does not cause a proximity issue to other structures either on this site or the neighbor immediately to the west as that neighbor's house is located nearest their west property line.

.....



We did investigate alternate locations for an attached garage so as to not require a zoning variance, or a lesser variance. We could not extend the existing garage to the front yard (Lochmoor) as the existing garage is already at the minimum 40ft front yard setback and would ask for a significant request for variance at the front yard and is not practical for entrance to the garage from the road. A second attached garage option to place the garage in the west side yard as only a one car wide by two car deep would yield a side yard setback of 16ft, however it would require significant work to relocate the garage doors to the front façade, and cause a rework of the existing landscaping and approach at the front of the house. This approach would effectively eliminate a storage bay for a single car, and provide a horizontal stacking situation where only 3 cars would be able to be moved around which was undesirable. Finally, we looked at an approach where we could add to the existing North West corner of the house within the niche created by the air conditioning condensers. This would also fit within the side yard setback; however a west side approach to enter the garage would be difficult with only approximately 10ft of approach space. Additionally, this option would block the window to the kitchen, require relocation of the condensers, require relocation of the entry from garage to house, and protrude 12ft beyond the existing rear of the house.

We also considered detached options. Per section 50-526(3) of the zoning ordinance, positions are noted below:

“Section 50-625(3) Placement and setbacks.

a. If such accessory building is erected within ten feet of any residence building or structure on the same lot or parcel of property, then the accessory building shall not be constructed closer than four feet to the side lot line and six feet to the rear lot line, subject to the easement requirements of this section.

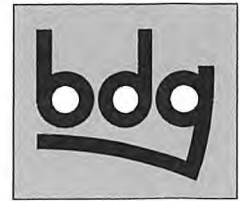
b. If an accessory building is erected within 20 feet, but not closer than ten feet, to any residence building or structure on the same lot or parcel of property, then the accessory building shall not be constructed closer than three feet to the side lot line, and six feet to the rear lot line, subject to the easement requirements of this section.

c. If an accessory building is erected not closer than 20 feet to any residence building or structure on the same lot or parcel of property, then the accessory building shall not be constructed closer than two feet to the side lot line, and six feet to the rear lot line, subject to the easement requirements of this section.

d. An accessory building shall not be constructed within four feet of any existing building or structure situated upon the same lot or an adjoining lot. “

Per items a-c above, either of these detached garages could be located closer to the property line than we are currently proposing, as long as we are at least 4ft away from any other structure on the lot. The placement of a detached garage would occupy far more area than our proposed addition as it would protrude further into the rear yard, add more hardscaping in the form of an extended concrete driveway, reduce the rear yard space, and pose challenges to allowing pedestrian access to the rear yard from the driveway.

badrak design group, inc



336 Ridge Road
Grosse Pointe Farms, MI 48236
p/f: 313 343 0597
e: badrakdesigngroup@comcast.net

Based on all of the information noted above, we respectfully request the variances for the minimum side yard, and total side yard setback.

End of Response

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Badrak', is written over the printed name.

Matt Badrak
Badrak Design Group, Inc.
336 Ridge Road
Grosse Pointe Farms, MI 48236
313-343-0597
badrakdesigngroup@comcast.net

cc: Rob Allaer (Homeowner)
Dave Kien (Rahm & Kien Building Company)

.....

PLEASE TYPE or PRINT NEATLY

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS MI 48236
(313) 343-2440 – CITY CLERK
FAX (313) 343-2785
(313) 343-2426 – BUILDING DEPARTMENT
FAX (313) 343-2439

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property: 962 LOCHMOOR
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) ROB ALLAER 248.760.5996
Name (Please Print) Phone No. (Daytime)

962 LOCHMOOR GROSSE POINTE WOODS, MI 48236
Address City State Zip

hereby appeal to the Zoning Board of Appeals for a variance to:

BUILD ATTACHED GARAGE LOCATED ^① 6'-10" FROM WEST
PROPERTY LINE IN LIEU OF 10'-0" SIDE YARD SETBACK,
② AND REDUCE COMBINED SIDE YARD SETBACK TO 22'-10" FROM 25'-0"

2. DESCRIPTION OF CASE (Fill out only items that apply)

a. Present zoning classification of the property R-1A

b. Description of property

(1) Size and Area of Lot 110' x 162' = 17,820 SF

(2) Is the lot a corner or interior lot INTERIOR

Payment Validation

PLEASE TYPE or PRINT NEATLY

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises 120; of main buildings 2,284
- (2) Uses of building on premises RESIDENTIAL
- (3) Percentage of lot coverage of all buildings on ground level 16.8% %

d. Description of PROPOSED structures

- (1) Height of proposed structure 18'-0 1/2" TOP / 13'-8 1/4" MIDPOINT
- (2) Height and area of existing structure 27'-0 3/4" TOP / 20'-8 1/4" MIDPOINT
- (3) Dimensions and area of structure or addition to be constructed 24'-0" x 24'-0" (23'-2" @ FRONT OF GARAGE)
- (4) Percentage of lot coverage of all buildings including proposed 20% %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 40 FT
- (2) Side Yard (measured from lot line) W = 6'-10" E = 16'-0"
- (3) Rear Yard (measured from lot line) 62 FT

f. A sketch drawn to scale depicting the above information shall be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met (please answer all reasons):

- a) That the ordinance restrictions unreasonably prevent the petitioner from using the property for a permitted purpose.

UNABLE TO ADD ATTACHED
GARAGE WITHOUT SUBSTANTIAL ALTERCATIONS TO
EXISTING HOUSE/GARAGE AND LAND AREA WITHOUT
RECOMMENDED VARIANCE. SEE ATTACHED "ZONING
APPEAL: SIDE YARD SETBACK" LETTER DATED 6/13/19.

PLEASE TYPE or PRINT NEATLY

- b) That a variance would do substantial justice to the petitioner as well as to other property owners in the zoning district, and a lesser relaxation than that requested would not give substantial relief to them or be more consistent with justice to other properties. (i.e., Are there other more reasonable alternatives?)

THE VARIANCE REQUESTED ALLOWS HOMEOWNER TO
USE GARAGE AS INTENDED (TWO CAR WITH ADEQUATE
ROOM FOR SIDE DOOR CLEARANCE) ANY LESS WOULD NOT BE
FEASIBLE OR OPERATIONALLY USEFUL.

- c) That the plight of the petitioner is due to unique circumstances of the property.

THE CURRENT SIDE YARD IS 30FT WHICH IS USED FOR SIDE
ACCESS TO THE GARAGE. THIS DOES NOT LEAVE ENOUGH ROOM
FOR NEW ATTACHED GARAGE.

- d) That the alleged hardship has not been self-created or created by any person presently having an interest in the property.

PLEASE SEE "ZONING APPEAL: SIDE YARD SETBACK"
LETTER DATED 6/13/18, SPECIFICALLY PAGE 2.
THIS AREA OUTLINES THE HARDSHIP

- e) That the spirit of the Grosse Pointe Woods Ordinance will be observed, public safety secured, and substantial justice done.

PLEASE REFER TO "ZONING APPEAL: SIDE YARD
SETBACK" LETTER DATED 6/13/18 FOR MORE
INFORMATION.

*****PLEASE TYPE or PRINT NEATLY*****

NOT APPLICABLE

4. **TYPE OF VARIANCE REQUEST: USE** – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, an unnecessary hardship to the applicant will result, and that all of the following requirements are met (*please answer all reasons*):

a) That the property cannot reasonably be used in a manner consistent with existing zoning.

b) That the plight of the petitioner is due to unique circumstances peculiar to the property and not to general neighborhood conditions.

c) That the use requested by the variance would not alter the essential character of the area and locality.

d) That the alleged hardship is not self-created or created by any person presently having an interest in the property.

PLEASE TYPE or PRINT NEATLY

- e) That the spirit of the Grosse Pointe Woods Ordinance will be observed, public safety and welfare secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

WE ARE PLACING THE NEW GARAGE IN THE
SIDE YARD SPACE WITHIN THE MINIMUM ALLOWABLE
DISTANCE / SETBACK TO PROPERTY LINE

6. Article and Section of the Zoning Ordinance that is being appealed:

SCHEDULE OF REGULATIONS SECTION 50-209(f)

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

Signature of Petitioner

Signature of Applicant

Subscribed and sworn to before me this 25th day of JUNE 20 18

Notary Public

My Commission expires 2-7-24

PAUL P. ANTOLIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 7, 2024
ACTING IN COUNTY OF WAYNE

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

RECEIVED
JUN 06 2013

CITY OF GROSSE POINTE WOODS
BUILDING DEPT

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: ROBERT AWAER Date: 6/5/13
GP Woods Address: 962 LOCHMOOR BLVD e-mail: _____
Work#: _____ Home/Cell#: (248) 760-5996

Contractor/Applicant Name: DAVID KIEN RAHM & KIEN BLDG. CO.
Telephone # (313) 882-8069 Fax # _____ Mobile/Cell # (313) 590-6347
Contractor Address: 276 LA SAGE PARK GROSSE POINTE FARMS
MI Builder's License #: 210116964 MI Driver's License #: K-500-135-051-696
e-mail address: DAVE@RAHMANDKIEN.COM

SPECIFY NATURE OF PROPOSED WORK:

CONSTRUCT GARAGE PER ATTACHED PLANS

Value of Construction \$ 30,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY

Approved: _____ Denied: X Zoning Board of Approval Required # _____

Inspector: GT Date: _____

6-12-13 Sjs + Call appl.
Variance Required

03/16

DENIED R-1A. 50-209 (F)
MIN SIDEXYARD 10' 6" 11" SHOWN
TOTAL OF TWO SIDEXYARD 1 = 7.5 REQ.

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

RECEIVED
AUG -8-2018
CITY OF GROSSE POINTE WOODS

DATE: August 6, 2018
TO: Mayor & City Council
FROM: Gene Tutag, Building Official *GT*
SUBJECT: 962 Lochmoor, Garage Variance

The applicant, Robert Allaer, is proposing to construct a 2-car attached garage on the west side of his home at 962 Lochmoor. The proposed attached garage would encroach onto the required side yard and aggregate side yard setbacks (see attached plans). A permit has been denied and the applicant is appealing the following variances under Section 50-209(f) *Schedule of Regulations* for the R-1A district.

	Required	Existing	Proposed	Variance
Side Yard Setback (West)	10 ft.	30 ft.	6 ft.10 in.	3 ft. 2 in.
Aggregate Side yard	25 ft.	46 ft.	22 ft.10 in	2 ft. 2 in.

Surrounding Land Uses All properties to the north, east, west and south are zoned R-1A, and improved with single family homes.

Site Features The subject property is on the north side of Lochmoor and is a well maintained single family home. The lot is 17,820 square feet in size. The property is improved with a two-story home with a footprint of 3,008 square feet. The property is in compliance with current zoning regulations. The side yard in question is unique as the adjacent home at 986 Lochmoor is 67 feet away from the proposed construction.

The applicant has selected the location of the proposed garage on the property based upon the following that was included in correspondence dated June 13, 2018 from the owner's Architect as follows:

- a. The selected position allows for the new garage to encapsulate the existing house entrance at the existing driveway for access between the existing house and new garage.
- b. The selected position allows for full use of the existing attached garage bays.

- c. The selected position is least obtrusive to the owner's site as it does not extend beyond the existing rear of the building, and does not systematically affect building functions at the 2nd floor level, as the window of the new garage roof will block is a second window in a second floor bathroom.
- d. This position does not block the existing window to the kitchen that is located on the west rear side of the house, or require relocation of the air conditioning condensers.
- e. The position of the new attached garage does not cause a proximity issue to other structures on this site or the neighbor immediately to other structures either on this site, or to the neighbor immediately to the west as that neighbor's house is located nearest their west property line.

They also investigated alternate locations for an attached garage so as to not require a zoning variance, or a lesser variance. However a practical solution could not be found.

Sec. 50-149. - Variance standards.

(a) Dimensional or nonuse variances. The zoning board of appeals may grant a dimensional or nonuse variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met:

- (1) That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.
- (2) That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives);
- (3) That the plight of the petitioner is due to unique circumstances of the property;
- (4) That the petitioner's problem is not self-created.
- (5) That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

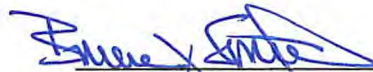
The property has been inspected and the information provided has been reviewed.

The proposal would meet the variance standard of the finding of a practical difficulty as outlined in the above Section of the City Code as follows:

- 1. The subject property is unique as the existing side yard for the property adjacent to this requested variance is approximately 67 feet.
- 2. The proposal to attach the garage will not alter the character of the neighborhood as it will help it fit in better with the surrounding area. The garage height will be the same as the current gable on the existing garage, so the overall character of the house will remain the

- same. The petitioner is unable to construct the proposed garage without substantial alterations to the existing house and garage without the requested variance
3. The proposal is in accordance with the general purposes and intent of the zoning ordinance. The intent of the side yard and aggregate setback requirements is to provide for consistent building lines within a neighborhood and to provide for adequate separation between homes. The proposed detached garage with a 6'10" side yard will not be noticeable or create an anomaly within the neighborhood.

APPROVED BY:



BRUCE SMITH
City Administrator

DATE:

August 6, 2018

MEMO 18- 59

TO: Lisa Hathaway, City Clerk
FROM: Frank Schulte, Director of Public Services
DATE: July 18, 2018
SUBJECT: Variance – Garage addition at 962 Lochmoor

RECEIVED
JUL 18 2018
CITY OF GROSSE PTE. WOODS

F.S.

I have reviewed the application from resident Rob Allaer requesting a garage variance at 962 Lochmoor. The garage variance will have no impact on the Department of Public Works or utilities.

Please contact me if you have any questions.

cc Gene Tutag
O/F

dm

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 962 Lochmoor
Robert Allaer

State of Michigan)
) ss.
County of Wayne)

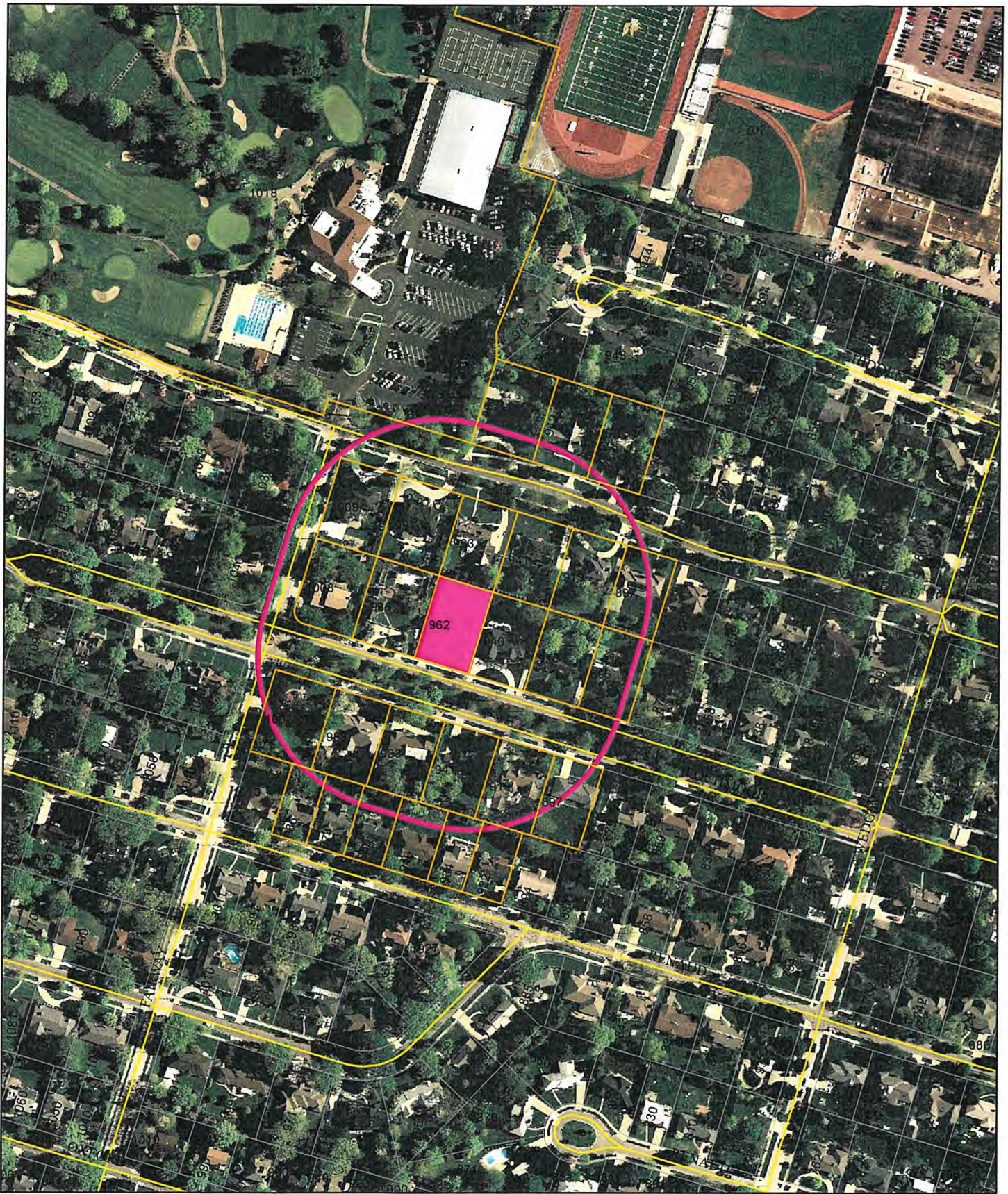
I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 7/26/18 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2012 City Code of Grosse Pointe Woods. A Hearing fee of \$375.00 has been received with receipt # 305923.

Lisa Kay Hathaway, CMMC/MMC
City Clerk

See attached document for complete list.

962 Lochmoor - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
ALIBRI JAMES E		987 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
SECORD DAVID C	SECORD SUZANNE S	963 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
STARR DOUGLAS A & KATELYN M		941 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
SIMON MARK	SIMON ANNE	919 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
BAJIS JEFFREY D	BAJIS DEBORAH M	1009 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
ALLAER, ROBERT - ELIZABETH		962 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
MAXEY ROBERT	MAXEY FRANCINE	940 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
LOCHMOOR CLUB		1018 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
RISTIC SYLVIA		964 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
NEYCH THOMAS J		942 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
SARCHECK ANA		920 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
BOUTELL, BRIAN-KRISTIN		1008 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
KAROUTSOS, JOHN - MARY		897 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236
SCHORER, SCOTT		986 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
MUELLER ROLAND W		918 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
COLOMBO RICHARD C	COLOMBO DANIELLE	896 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
MAREK STEVEN	MAREK PAMELA	1007 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
RUTKOWSKIE RANDALL		983 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
MCHARGUE CHAUNCEY A		2009 GREENBRIER DR	CHARLOTTESVILLE	VA	22901
OCCUPANT		963 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
OBRIEN CRAIG DAVID		941 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
ADAMSKI JOSEPH R	ADAMSKI KATHLEEN M	919 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
CUETER CATHERINE A	CUETER ANTONINO GINO	897 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
TOUSCANY ROSEMARY M		986 N RENAUD RD	GROSSE POINTE WOODS	MI	48236
MICHALAK LISA J		974 N RENAUD RD	GROSSE POINTE WOODS	MI	48236
MOODY BRIAN T	MOODY MAUDI T	960 N RENAUD RD	GROSSE POINTE WOODS	MI	48236
KENNEDY ROBERT		946 N RENAUD RD	GROSSE POINTE WOODS	MI	48236
THOMAS CHARLES J JR	THOMAS PAMELA H	934 N RENAUD RD	GROSSE POINTE WOODS	MI	48236
BRENNAN THOMAS	BRENNAN Nanci A	922 N RENAUD RD	GROSSE POINTE WOODS	MI	48236
JAYAKAR SHAUN		1040 LOCHMOOR BLVD	GROSSE POINTE WOODS	MI	48236
STEVENS ROGER V		1039 SUNNINGDALE DR	GROSSE POINTE WOODS	MI	48236



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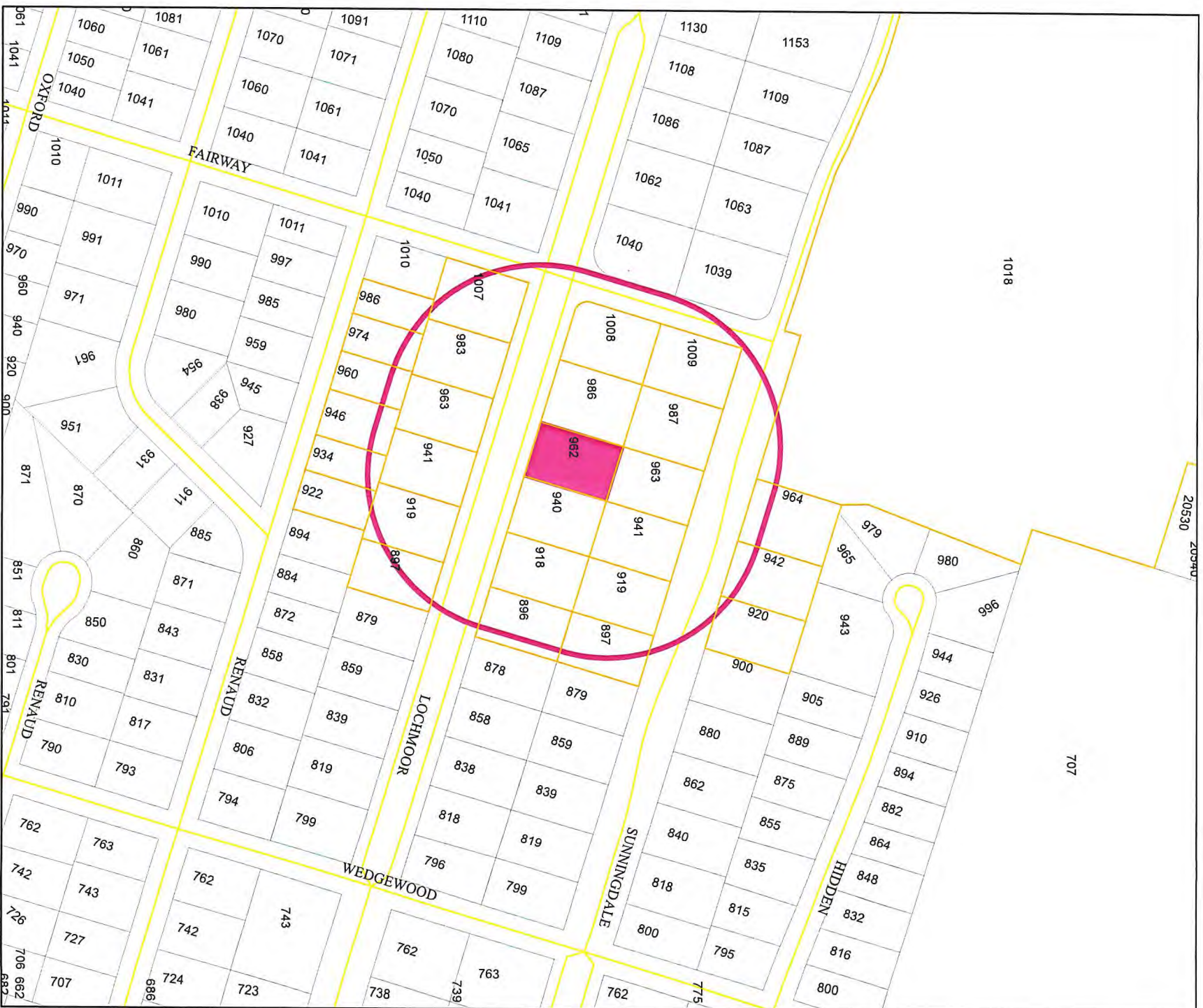


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